



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 6, 2019
1910-PUD-37
Exhibit 1

Docket Number: 1910-PUD-37 (Ordinance No. 19-47)

Petitioner: MR3 Development, LLC by Nelson & Frankenberger

Request: An amendment to the Dartown Crossing Planned Unit Development (PUD) District to permit the use of a Kennel, modify development standards and to add a Site Plan and Character Exhibits.

Current Zoning: Dartown Crossing PUD (Ord. 17-13 “the Original PUD Ordinance” as amended)

Current Land Use: Vacant / Agricultural

Acreage: 45.77 acres +/- (the “Property”)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed PUD Amendment (Ord. 19-47)
4. Ordinance Redline
5. Concept Plan
6. Character Exhibits
7. Neighbor Meeting Summary
8. Presentation Material

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

This petition was introduced at the September 9, 2019, City Council meeting. The petition received a public hearing at the October 7, 2019, Advisory Plan Commission (the “APC”) meeting. A neighborhood meeting was held on September 25, 2019.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Dartown Crossing PUD, which is approximately 45.77 acres +/- in size, located north and adjacent to State Road 32 and West and adjacent to Dartown Road (see **Exhibit 2**) (the “Property”).

Properties to the north are zoned AG-SF1: Agricultural / Single-Family Rural; EI: Enclosed Industrial to the east, to the south, and to the west. Additionally, Maple Knoll PUD is zoned southeast from the Property.

ZONING REQUEST

Permitted Uses: The petitioner requests this PUD Amendment to allow Kennel to the list of Permitted Uses. The Outside Storage standards of the UDO shall apply. A Kennel Location Plan (see **Exhibit 4**) is made a part of the PUD indicating the extent to where the Kennel may be located on the Property.

Site Plan and Character Exhibits: The PUD amendment also adds a Site Plan (see **Exhibit 4**) for development and Character Exhibits (see **Exhibit 5**) of the Kennel.

General Regulations: The PUD Amendment proposes to modify the Minimum Gross Floor Area to be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.

The PUD Amendment proposed to modify the Building Elevations that Article 5.3(J)(2)(b) is modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or receding) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. The “Character Exhibit” (**Exhibit 5**) is hereby incorporated.

Development Standards: The PUD Amendment proposes to modify architectural standards of Dartown Crossing PUD Ordinance 17-13 to permit a kennel in substantial compliance with the Kennel Character Exhibit.

The PUD Amendment proposes to modify the Foundation Planting requirements and External Street Frontage Landscaping Requirements to establish conditions which UDO requirements do not apply.

The PUD Amendment proposes to modify Signage Standards to allow for two (2) Monument Signs (center only), a Feature Sign, and permit five (5) Monument Signs for Outlots and permit identification of multiple tenants per sign. Locations and examples of these signs are within **Exhibit 5** Character Exhibits.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Employment Corridor” land use classification. This Property is also included in an area that was further studied in the Family Sports Capital of America Addendum.

As a part of The Family Sports Capital of America Vision, as stated in the Addendum, "...it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus." It then goes on to list a variety of contemplated uses which include retail, office, and hospitality uses.

Three goals are listed within the Addendum: 1) Provide intergeneration health, recreation and sporting opportunities within the City and provide facilities for state regional and national tournaments; 2) Cooperate with the Hamilton County Convention and Visitor's Bureau to make Westfield the "Family Sports Capital of America"—a regional and national destination for sporting events and tournaments for all ages; and 3) Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 7, 2019 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

1. **Action: Staff recommends forwarding a recommendation to City Council for 1910-PUD-37 (Ord. 19-47).**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at 463.221.8375 or jdorsey@westfield.in.gov.